

**Greater Wythe Area Planning Team Meeting**  
**SUMMARY OF MINUTES**  
**October 16, 2001**

*Next Meeting: Tuesday, October 23, 2001*

*7:00-9:00 p.m.*

*Kenneth Wallace Neighborhood Resource Center*

**STAKEHOLDERS PRESENT:** Red Barnes, Mary Bentley, Judy Carey, David Duxbury, Carl Gaborik, Melissa Logan, Fred Mallory, Sandra McCann, Andre' McCloud, Lee Moore, Deanna Sheppard, Clyde Williams, & Nancy Williams

**STAFF PRESENT:** Shellae Blackwell, Sydney Mason, Jeryl Phillips & Bob Trahan

**RESOURCE TEAM PRESENT:** Shawn O'Keefe

**GUESTS:** W.R. Anderson, David Barr, Rick Barry, Janice Cherry, Mr. & Mrs. L. Davis, Jay Joseph, R.E. Nazareth, & Eunice S. Ricks

**I. Sentara Presentation**

Carl Gaborik and Jay Joseph, members of the Citizens Advisory Group for Sentara, presented the three proposals that were submitted as possible uses of the property.

- ❑ **Housing Development (Pomoco Group)**—This development would consist of 74 homes ranging from 1800-2000 square feet. The lots would be about 9,000 square feet. The prices of the homes would range from \$140,000-\$160,000. Finger lots would be separated & offered to neighboring homeowners. No rezoning would be required. The development would not be a gated community. There would be no cut-throughs except for one or two roads for fire & garbage truck access.
- **Comments:** 72-74 homes may not make much of a difference in the big picture.
- ❑ **Hampton University**—The Sentara location would allow H.U. to expand their medical related programs. They would transfer (& consolidate) their existing services such as, nursing (plus research), community services (speech, hearing, & language), pharmacy (plus research), & physical therapy. New services would be added such as, research, community outreach, prosthetics, ultrasound, a comprehensive health care clinic, & a multi-generational daycare. Adult education in the health related fields might be offered. They could perform screenings, but not primary care. The building would be ready to open in about a year. There would be no real impact regarding traffic in the area. They don't foresee dorms being built there.

- **Comments:** Health Department positions are underused. There is a limit to income (other plans are accepted-this is not widely known). There is a sliding fee scale. There is a perception of a lack of quality care. Health care concerns—nothing related to land use. The CarePlex will have its own doctors & leave the primary care to focus on primary care. Look at what seniors would benefit from in each proposal. What would attract doctor's offices to Wythe? Doctors have a hard time practicing independently. Many in the Wythe area have Medicare.

H.U. would maintain medical presence. They could put dorms on the property—the contract could prohibit this. H.U. would maintain the property on site, but increase rental in the area. Real estate—tax revenue. Where would students live if H.U. were to occupy the building?

- **School/City**—Hampton City Schools and the City of Hampton have proposed using the building as a magnet school offering classes in technology. The newer portion of the building would be utilized & the unused portion would be torn down. The size of the land is comparable to a middle school. City Council & the School Board have agreed to pursue this. They are proceeding with confidence that there will be funding. The school could be up and running in a year. The programs would expand over time to include adult education and evening classes. Parks and Recreation could use the surrounding land for soccer, an amphitheater, a botanical garden and a walking trail. The basement could be used as a community center with computer accessibility.
- **Comments:** From a realtor's perspective, the school is critical. It would add value & stability.

Parks & Rec. iffy on funding—no real money for maintenance.

Schools have a challenge getting funding. The school system would save money by reusing the Sentara building (Sentara is donating the land & the building). The school would help the city as a whole. Kids Cafe' & recreational computer classes could be brought in. New Horizons focuses on technical & industrial activities. The magnet school would focus on technology & computer systems.

**How has “magnet” status affected areas around Heritage High School?**